

4-10-84

RESOLUTION NO. 15328

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE RIVERSIDE GENERAL PLAN BY ADDING THERETO THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN, FORMERLY REFERRED TO AS THE BOX SPRINGS INDUSTRIAL PARK SPECIFIC PLAN.

GP-14-823

WHEREAS the Planning Commission of the City of Riverside advertised for and held a public hearing on December 8, 1983 to consider an amendment to the Riverside General Plan as proposed by Case GP-14-823, and the Planning Commission has recommended to the City Council that the General Plan be amended; and

WHEREAS the Environmental Protection Commission of the City of Riverside considered this amendment on March 23, 1983 and September 28, 1983 and determined that the draft Environmental Impact Report is adequate and that the amendment will not have a significant effect on the environment; and

WHEREAS the City Council of the City of Riverside advertised for and held a public hearing on February 14, 1984 to consider the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside that the City Council finds as follows:

1. The final Environmental Impact Report for the Sycamore Canyon Business Park Specific Plan, formerly referred to as the Box Springs Industrial Park Specific Plan, has been completed in compliance with the California Environmental Quality Act and the City Council has received, reviewed and considered the information contained in the final Environmental Impact Report prior to approving the amendment to the Riverside General Plan.

2. The Sycamore Canyon Business Park Specific Plan will not have a significant effect on the environment.

3. It is in the public interest to amend the Riverside General Plan as more particularly described below.

BE IT FURTHER RESOLVED that the Riverside General Plan is hereby amended by adding thereto the Sycamore Canyon Business

1 Park Specific Plan which shall consist of the Box Springs
2 Industrial Park Specific Plan document dated July, 1982, as
3 modified by Pete Dangermond Associates, and as further modified
4 as follows:

5 1. Incorporate new language for Section 3.2 of the
6 specific plan (Lot Standards) as shown on Attachment B to the
7 Council Land Use Committee recommendations dated February 7, 1984
8 and as attached hereto and incorporated herein.

9 2. Change the name of the specific plan to Sycamore
10 Canyon Business Park Specific Plan.

11 3. Retain the existing C-2 zoning on the 14-acre parcel
12 on Alessandro Boulevard immediately south of the proposed Sycamore
13 Canyon Park entrance and designate this property on the specific
14 plan for Industrial Support uses.

15 4. Change the proposed wording under Parkland Acqui-
16 sition-Financing as shown on Attachment C to the Council Land Use
17 Committee recommendations dated February 7, 1984 and as attached
18 hereto and incorporated herein.

19 5. Reaffirm the proposed statement in the specific plan
20 document that a recently constructed electric transmission line
21 northerly of and parallel to Alessandro Boulevard should be
22 relocated away from park view sheds and prime value areas during
23 the development phase of the park except that reference to speci-
24 fic funding sources to accomplish this shall not be made at this
25 time.

26 BE IT FURTHER RESOLVED that the amendments adopted by
27 this resolution shall be noted on the appropriate general plan
28 maps previously adopted by the City Council.

28 ADOPTED by the City Council and signed by the Mayor and
30 attested by the City Clerk this 10th day of April, 1984.

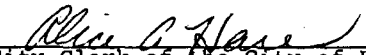
31
32 Attest:


Mayor of the City of Riverside

CT. 1
4/10/84
CITY ATTORNEY
RIVERSIDE
CALIFORNIA


City Clerk of the City of Riverside

1 I, Alice A. Hare, City Clerk of the City of Riverside,
2 California, hereby certify that the foregoing resolution
3 was duly and regularly introduced and adopted by the City
4 Council of said City at its meeting held on the 10th day of
5 April, 1984, by the following vote, to wit:
6 Ayes: Councilmembers Loveridge, Shepard, Mansfield,
7 Bowers, Renck, Digati and Peterson.
8 Noes: None.
9 Absent: None.
10 IN WITNESS WHEREOF I have hereunto set my hand and
11 affixed the official seal of the City of Riverside, California,
12 this 10th day of April, 1984.
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City Clerk of the City of Riverside

PROPOSED REVISIONS TO DRAFT SPECIFIC PLAN
FOR
BOX SPRINGS INDUSTRIAL PARK

1. Delete Section 3.2 (page 3.5) of the Draft Specific Plan in its entirety (including the "Typical Site Plan").
2. Substitute new Section 3.2 as follows:

"3.2 Lot Standards.

For all lots fronting on collector streets and thruways, the "Manufacturing Park" ("MP") Development Standards defined in Chapter 19.46 shall control, except that landscaped setbacks along collector streets and thruways shall have an average depth of fifty (50) feet with a minimum depth of forty (40) feet, and a minimum width of twenty (20) feet on sideyards. The standard MP Development Standard for rear yards shall apply to such lots. On all parcels adjacent to interior streets, the standard MP Development Standards shall apply in their entirety to such parcels.

In the event a lot fronting a collector street or thruway also fronts on an interior street, the landscaped setback along the thruway or collector street shall have an average depth of fifty (50) feet with a minimum depth of forty (40) feet, and the landscaped setback along the interior street shall have a minimum depth of twenty (20) feet.

The minimum lot size shall be five acres; provided, however, (1) that 30% of the area of each parcel of land of record existing as of the date this Specific Plan is adopted by the City Council may be subdivided to minimum one acre lots and developed in accordance with the MP Development Standards defined in Chapter 19.46; (2) that a condominium-style industrial development may be permitted in such areas provided that such development contains one total acre or more; and (3) that such lots do not have frontage on thruways or collector streets.

Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots."

11/3/83

parklands acquisition, either by purchase of lands designated for park purposes, or by acquisition of other lands to be exchanged for lands designated herein for park purposes. Such a district also offers an equitable means of allocating costs based upon benefit received and assessed valuation of property affected.

The establishment of such a district depends on favorable action of the City Council and Redevelopment Agency. It is recommended that the formation of such a district be pursued, and that its first priority be park land acquisition, either by purchase of lands designated for park purposes, or by acquisition of other lands to be exchanged for lands designated herein for park purposes, with a secondary purpose, as funds become available, of undertaking necessary industrial development infrastructure.

33. Page 4-5, new paragraph. Place after paragraph reading "Another source of financing . . ." and before Section 4.3: Parkland Acquisition Financing - A major element of this Specific Plan is to provide for the public ownership and protection of a major open space area comprising about 480 acres, to be added to the 920 acres acquired as a part of the Sycamore Canyon Specific Plan. The preservation of this open space area is to be accomplished by way of the two major mechanisms described below:

1. Donation - If any industrial landowners donates parklands in accordance with the following formula, and if funds are available through a Redevelopment Agency project and/or Tax Assessment District, such funds shall be made-available devoted to build infrastructure to the landowner's property at the time of development. As a part of the donation the landowner will be allowed to enter into a long-term development agreement with the City.

Donation Formula:

- A. Donate 100-percent-of-the-value-of canyon bottomlands designated as parkland and parklands with slopes in excess of 15%, as shown on the Specific Plan map on file in Planning Department.
- B. Donate 50% of fair market value of other parklands as shown on the map on file in Planning Department.

Such a donation must be made within two years of the date the City Council has adopted this Specific Plan to be eligible for this bonus. Eligibility beyond the two years will be retained if substantive, ongoing, good faith negotiations are in progress at the time of the two-year deadline.

2. Redevelopment Agency - A Redevelopment Agency project is proposed to be formed with a first priority objective of acquiring parkland. All lands not fully donated or acquired through other methods will be acquired by the Redevelopment Agency at fair market value.

34. Page 4-5, paragraph 4, add to "tentative action program", between "Adoption of Council Resolution . . ." and "Initiation of necessary engineering . . .":

Adoption of a Redevelopment Agency project covering the Specific Plan Area.